

## TOWN &amp; COUNTRY PLANNING DEPARTMENT

The 27th November, 1970

No. 8872-VDP-70/6452.—In exercise of powers conferred by sub-section (4) of section 5 of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 the Governor of Haryana is pleased to publish the draft development plan alongwith the restrictions and conditions proposed to be made applicable to the controlled area covered by it (given in annexure A&B to the Development Plan) at Kurukshetra approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

2. Notice is hereby given that the draft of the plan shall be taken into consideration by the Government on or after the expiry of the thirty days from the date of publication of this notification in the official gazette together with any objection or suggestion which may be received by the Director Town & Country Planning, Haryana Sector-18, Chandigarh, from any person in writing in respect of such plan, before the expiry of the period so specified.

The relevant plans appended to are :—

- |                           |   |
|---------------------------|---|
| 1. Existing land use plan | Drawing No. DTR (A)/1610/69 (See Page No. 1186) |
| 2. Development Plan       | Drawing No. STP (H)/1502/70 (See Page No. 1187) |

## ANNEXTURE 'A'

Explanatory note on the Development plan for controlled Area Kurukshetra.

*Introduction:*-1.1 The city of Thanesar, Part known as Kurukshetra is renowned for its religious and historical importance.

1.2 The recent establishment of Kurukshetra University and the Regional Engineering College has given it another importance as an educational centre. The Kurukshetra Development Board is endeavouring to give ancient religious and cultural area a face lift and develop it as a tourist and scholars centre.

1.3 These above factors and its strategic central location at the cross junction of the two important roads, has given an impetus to the development and growth of the city.

1.4 The development in the Municipal limits is controlled by the Thanesar Municipal Committee but the sprawling ha-phazard peacemeal growth outside the M. C., along the Pipli Kurukshetra link road and along with Pehowa road has been of the concern to the Town & Country Planning Department and the areas has been declared as controlled area under section 4 of the Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, —vide notification No. 530-VDP-69/483, dated 22nd January, 1969.

2. *Existing character:*—The area under the Thanesar Municipal limits is approx. 3900 acres of which approx 600 acres is covered under the existing town, the temples and the stored tank and approve. 400 acres under the Kurukshetra University. The remaining area has a rural character and part of which is used as Mela grounds during the Kumbh and Eclipse days.

2.1 Approx. 300 acres area under the Regional Engineering College is the growth of this town and is mostly outside the municipal town.

2.2 The population of the Town has remained almost static before independence and has shown a steady growth thereafter. The population figures as per census has been as under:—

Year 1941	6574 persons
Year 1951	11273 ..
Year 1961	16828 ..

2.3 The area contained within the controlled area covers five villages and is predominately rural. There is some peacemeals sporadic growth of a few industrial concern and some residences along the existing main road.

*Proposals.*—1. Keeping in view the existing nature of the area and the vast open unbuilt rural land lying within the municipal area it is proposed that most of future urbanisation should take place within the Municipal area and only a small Industrial sector and a residential sector near the existing abadi has been proposed.

2. The Pipli crossing of G. T. Road and Pehowa road has already been established as trucks and travellers wayside halting point and some eating places in khokhas and unhealthy environments have been constructed. It proposed to set up a commercial centre in approx. 5 acres site to be developed by the Government or Public Agency and to cater for the said needs.

3. To avoid sporadic urbanisation of Agricultural land and to check the speculative activities likely to take place, it is essential to preserve this area for its existing use and consequently almost the whole of the remaining area has been zoned as a rural zone in the Development Plan. This rural zone does not imply reservation of land for agricultural use only but would include extension of existing villages contiguous to Abadi Deh, if under taken as a project approved or sponsored by the Government and other facilities necessary for its maintenance and improvement as a rural zone.

4. A green belt of zone of 150 metres depth on either side of G. T. Road and of 30 metres depth on either side of other main roads has been reserved as shown in the plan and zoned as communication zone. No building even of the type mentioned above will be allowed except uses subservient to transport and communication e.g. Petrol Pump, Bus-shelters etc. This has been done to protect the area along the major routes, which is more vulnerable to haphazard ribbon growth.

*Zoning regulation.*—The legal Sanctity to the proposals regarding land use is being given effect to by a set of zoning regulations which form part of this development plan. These regulations will govern the change of land use and standards of development. They also elaborately detail our allied and ancillary uses permitted in the various major land uses.

### ANNEXURE 'B'

#### ZONING REGULATION GOVERNING

Uses and development of land in the Controlled Area at Kurukshetra as shown in Drawing.

I. *General.*—(i) These zoning regulations, forming part of the development plan for the Controlled Area at Kurukshetra, shall be called zoning regulations of the Development plan for the Controlled Area Kurukshetra.

(ii) The requirements of these regulations shall extend to the whole of the area covered by the Development Plans and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, and the rules framed thereunder.

II. *Definition* :—In these regulations :—

- (a) "Approved" means approved under the rules.
- (b) "Building Rules" means Rules contained in Part VII of the rule.
- (c) "Drawing" means Drawing No. S. T. P.
- (d) "Floor area Ratio, (FAR)" means the ratio, expressed in percentage, between the total floor area of a building on all the floors and the total area of the site.
- (e) "Group Housing" means housing in blocks without division into streets and independent plots with necessary open space and sites for community facilities.
- (f) "Light Industry" means industry not likely to cause injurious or abnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by Electric Power and other means except solid fuel.
- (g) "Local Service Industry" means an industry the manufacture and product of which is generally consumed within the local area, for example bakeries ice-cream manufacturing, aerated waters, atta chakies with power, laundry, dry-cleaning and dyeing repair and service of automobile scooters and cycles repair of household utensils, shoe Shoe-making and repairing fuel depots, etc. provided that no solid Fuel is used in them.

- (h) "Material Date" means the 4th February, 1969, in respect of lands within the Controlled Areas notified up of the Punjab Scheduled roads and controlled areas Restriction of Unregulated Development Act, 1965,—vide Haryana Government Gazette dated the 4th February, 1969.
- (i) "Medium Industry" means all industries other than light industry and local service industry and not emitting abnoxious or injurious and fume and odours
- (j) "Non-confirming use" in respect of any land or building in a Controlled Area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Development Plan.
- (k) "Public Utility Buildings" means any building required for running of public utility services such as water-supply, drainage, electricity, Post and Telegraph Transport and for any municipal services including a Fire Station.
- (l) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of unregulated Development Rules, 1965.
- (m) "Sector Density" and "Colony Density" shall mean the number of persons per acre in sector area or colony area as the case may be.

**Explanation.** (a) In this definition the—"Sector Area" or "Colony Area" shall mean the areas of the Sector or of Colony as bounded within the major road system shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of a colony excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be.

- (b) For the purposes of calculation of sector density or colony density, it shall be assumed that 50 per cent of the sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall on the average contain two dwelling units each with a population of 4-5 persons per dwelling unit or persons per building plot. in the case of shop-cum-residential plot one family unit shall be assumed.
- (n) "Site-Coverage" means the ratio, expressed in percentage between the area covered by the ground floor of a building and the area of the site.
- (o) The term "Act" Colony, Coloniser, 'Development Plan,' 'Sector' and Sector Plan' shall have the same meaning as assigned to them in the Punjab Scheduled Roads, and Controlled Areas Restriction of Regulated Development Act, 1963.
- (p) In the case of doubt, any other term shall have the same meaning as assigned to it in the Punjab Schedule Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

**III. Major land uses/Zones.**—For purposes of these regulations the several part of the controlled area indicated on the drawing shall be reserved for the following major land uses and be designated as such :—

- (i) Residential Zone.
- (ii) Light Industry Zone.
- (iii) Communication Zone.
- (iv) Rural Zone.
- (v) Commercial Urban Estate.
- (vi) Area under major road.

**IV. Sector—Major land uses mentioned at serial No. (i) to (ii) above which are land uses for building purposes have been divided into sectors, as shown on the drawing. Main, ancillary and allied uses which subject to other requirements of these regulations and of the rules may be permitted in the respective major land uses zone, are listed in Appendix A Sub-joined to these regulations.**

**V. Sectors not ripe for Development.**—Notwithstanding the reservation of various sectors for respective land uses for building purpose, the Director may not permit any change in their land use or allow construction of buildings thereon, from considerations of compact and economical development of the Controlled Area till such time as availability of water-supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction.

VI. *Area to be developed exclusively through Government enterprise, etc.*—Change of land use and development in area meant for Commercial Urban Estate shall be taken only exclusively through the Government of a Government undertaking or public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

Notwithstanding the provision of clause (i) above, the Government may reserve at any time, any other sector for development exclusively by it or by the agencies mentioned above.

VII. Land reservation for major roads :—

(a) Land reservation and alignment of G. T. Road, Pipli-Pehwa Road and other PWD Roads, shall be as per existing boundaries of road land.

(b) Width of sector periphery road land indicated on the plan shall be 30 m.

VIII. *Building Reservation.*—The Development plan to conform to sector plan and zoning plan. Except as provided in regulation IX, no land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan in which the land is situated.

IX. *Industrial Non-conforming uses.*—With regard to the existing industries shown in zones other than industrial zones in the development plan, such industrial non-conforming uses may be allowed to continue provided that the owner of the industry concerned.

(a) Undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of this site as and when called upon by the Director to do so in this behalf; and

(b) During the interim period, makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director.

X. *Discontinuance of non-conforming uses* :—(i) If a non-conforming use of a land has remained discontinued continuously for a period of two years or more, it shall be, deemed to have terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.

(ii) If a non-conforming buildings is damaged to the extent of 50 per cent or more of its re-production value by fire, flood, explosion, earth-quake, war riot or any other natural calamity, it shall be allowed to be redeveloped only for conforming use.

Subject to (i) and (ii) above the existing non-conforming industries shall be required to be shifted to Industrial Zone in the adjoining Sonapat Controlled Area as per time schedule below and after that the land shall be allowed to be redeveloped for conforming use only.

**Time Schedule for non-conforming uses.—Industrial uses.**

Condition for Moratorium	Noxious Industries	Nuisance Industries	Non-nuisance Industries
	No. of years	No. of years	No. of years
1	2	3	4
Industries with No. of registered employees 1 to 19, with production floor space per worker 50 sq. ft. and below and capital value less than one lakh ..	3	4	6
No. of registered employees between 20 to 99 (additional years) ..	..	1	2
No. of registered employees 100 and above (additional years) ..	..	1	2

1	2	3	4
Production floor space per worker between 51 to 100 sq. ft. (additional years) ..	..	1	2
Production floor space per worker of over 100 sq. ft. (additional years) ..	..	1	2
Capital value between one and five lakhs (additional years) ..	1	1	2
Capital value above five lakhs (additional years) ..	1	1	4
Maximum No. of years	5	10	20

*Note :—* (1) Time is given on each count listed in the table and is cumulative in the order given in Table.

- (2) Noxious and hazardous industry is that "which is or may be dangerous to life or injurious to health or property" caused by fumes, effluent, or smoke or by producing or storing inflammable materials.
- (3) Nuisance industry is that "which causes or is likely to cause injury, danger, annoyance or offence to the sense of sight, smell or hearing or disturbance to rest or sleep.
- (4) Capital value is cost of land, structure and machinery allowing for depreciation on the date of sanctioned Master Plan.
- (5) The employment noted in table is for industry using power—For industry not using power in the employment is to be taken as double.

**XI. Density size and distribution of plots.**—(i) Every residential sector shall be developed to the sector density prescribed for it subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.

(ii) In the case of a residential colony allowed under regulation the colony density of the colony area shall not exceed the limit as laid down below.—

For area upto 250 acres .. 60

For area larger than 250 acres .. 45

**XII. Individual sites to form part of approved layout.**—No permission for erection or re-erection of building on a plot shall be given unless :—

- (i) the plot forms a part of an approved colony or the plot is such for which relaxation has been granted as provided in Regulation X above ; and
- (ii) the plot is accessible through a road laid out and constructed up to the situation of the plot to the satisfaction of the Director.

**XIII. Minimum size of plots for various uses.**—(1) The minimum sizes of plots for various types of uses shall be as below :—

(i) Residential plot ..	125 Sq. Yards
(ii) Residential plot in subsidised industrial housing or slum dwellers housing schemes approved by the Government ..	90 ..
(iii) Shop-cum-residential plot ..	125 ..
(iv) Shopping booth including covered corridor or pavement in front ..	20 ..
(v) Local service industry plot ..	250 ..
(vi) Light industry plot ..	1,000 ..
(vii) Medium industry plot ..	2 Acres

- (2) The minimum area under a group housing estate shall be 1 acre.

XIV. *Site coverage and height of building in various uses.*—Site coverage and height up to which buildings may be erected within independent residential and industrial plots shall be according to the provisions contained in Chapter VII of the Rules. In the case of other categories, the maximum site coverage and the floor area ratio shall, subject to architectural control, as may be imposed under regulation XVI be as under :—

Type of use	Maximum coverage on ground floor	Maximum floor area Ratio
(i) Group housing	33 1/3 per cent	150 per cent
(ii) Government offices	25 per cent (including parking and garrages)	150 per cent
(iii) Commercial plots within central business zone	50 per cent if air conditioning is not done and 75 per cent if done	150 per cent
(iv) Commercial plots within neighbourhood shopping centre	50 per cent	125 per cent

XV. *Building lines in front side and Rear.*—This shall be provided in accordance with rules 51, 52 and 53. Every building shall conform to architectural control wherever and if any specified in the architectural control sheets prepared under rule 50.

XVI. *Relaxation.*—In the case of any landlaying in Rural Zone, Government may relax the provisions of this development plan :—

- (a) for use and development of the land into a residentsal or Industrial colony, provided the colonizer had purchased the land for the said use and development prior to the material date and the colonizer secures permissions for this purpose as per rules.
- (b) for use of land as an individual site (as distinct from and industrial colony provided that—
  - (i) the land was purchased prior to the material date.
  - (ii) The Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone.
  - (iii) the owner of the land secures permission for building as required under the rules.
  - (iv) the owner of the land undertakes to pay to the Director as determined by him the proportionate charges and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent.

*Explanation.*—The word 'purchase' in this regulation shall mean acquisition of full proprietary rights and no lesser title such as agreement to purchase, etc.

#### XVII.—PROVISION OF FARM HOUSES OUTSIDE ABADI DEH IN RURAL ZONE

A farm house in rural zone outside Abadi Deh of village may be allowed where the Agricultural land attached, exceeds 0.4 hectare and on the following conditions :—

Site of farm	Max. coverage of farm house	Max. height and storeys
0.4 to 1.2 hectares	45 sq. metres	Single storey 6 metres
above 1.2 hectares	135 sq. metres	„

Minimum set back for dwelling shall be—

- (a) 15 M from any boundary line of property;
- (b) 30 M from any village road;
- (c) 60 M from any state road connecting the towns;
- (d) 150 M from any national Highway and scheduled roads;
- (e) 150 M from any bye-pass.

#### APPENDIX 'A'

##### I.—RESIDENTIAL ZONE

- (i) Residence.
- (ii) Boarding houses.
- (iii) Social Community religious and recreative buildings.
- (iv) Public utility buildings.
- (v) Education building all types of schools and where necessary, colleges.
- (vi) Health Institutions.
- (vii) Retail shops and restaurants.
- (viii) Commercial and Professional Offices
- (ix) Cinemas.
- (x) Local service Industries.
- (xi) Petrol filling stations and service garages.
- (xii) Bus stand and Bus-stops.
- (xiii) Tonga, Taxi, Scooter and Rickshaw stands.
- (xiv) Nurseries, Green house.
- (xv) Any other need ancillary to residential use.

As required for the local needs of major use and at sites earmarked for them in the sector plan or in the approved layout plans of the colonies.

##### II.—LIGHT INDUSTRY ZONE

- (i) Light Industry.
- (ii) Local Service Industry.
- (iii) Warehousing and Storage.
- (iv) Public utility buildings, community recreative and special buildings.
- (v) Parking, loading and unloading areas.
- (vi) Bus stops, taxi, tonga and Rickshaw stands.
- (vii) Petrol filling stations and service garages.

##### III.—COMMUNICATION ZONE

- (i) Agriculture and Horticulture.
- (ii) Petrol filling station
- (iii) Bus "Q" shelters
- (iv) Hydro Electric transmission and line

Excluding erection re-erection or extension of any building or structure at approved sites only.

## IV.—RURAL ZONE

- (i) Agricultural, horticultural, dairy and poultry farming.
- (ii) Village houses within a Abadi Deh.
- (iii) Farm houses outside Abadi Deh.
- (iv) Expansion of existing villages contiguous to Abadi Deh, if undertaken under a project approved or sponsored by the Central or State Government.
- (v) Milk chilling stations and pasteurization plants.
- (vi) Bus and Railway stations.
- (vii) Air ports with necessary buildings.
- (viii) Wireless.
- (ix) Weather stations.
- (x) Land drainage and Irrigation and Hydro-electric work and tubewells for irrigation.
- (xi) Hydro-electric transmission lines and poles.
- (xii) Mining and extraction operations including lime and brick-kilns, stone quarries and crushing subject to the rules and at approved sites.
- (xiii) Cremation and burial grounds.
- (xiv) Petrol filling stations.

M. L. BATRA, Secy.





